

For Sale, Land, Field, Nicosia, Lythrodontas, 9,031m²

For Sale : **€ 57,000**

Description
For Sale Protection Zone Land In Lythrodontas, Nicosia
Discover an outstanding opportunity to acquire a 9,031 m² field in the beautiful village of Lythrodontas, Nicosia. Nestled within a peaceful natural setting, this expansive property offers exceptional privacy, scenic surroundings and excellent long-term investment potential, making it an ideal choice for buyers seeking a countryside retreat or a strategic landholding in one of Cyprus' most picturesque rural communities.
The property falls entirely within the Z1 Protection Planning Zone (100%) and benefits from a 6% building density and 6% coverage factor. These planning provisions permit carefully controlled low-density development that preserves the area's natural beauty, allowing the construction of up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary planning permits and approvals.
The property is currently landlocked, offering complete tranquillity and privacy within an unspoiled natural environment. Its substantial size provides excellent potential for nature-focused projects, recreational use or a long-term investment while maintaining the protected character of the surrounding landscape.
A significant advantage is that the property comes with a separate Title Deed, ensuring a secure, transparent and straightforward transfer of ownership.
Situated in the traditional village of Lythrodontas, the property enjoys convenient access to local amenities, supermarkets, cafés, bakeries and schools while remaining surrounded by rolling hills, pine-covered landscapes and scenic countryside. The location also provides excellent connections to neighbouring villages and the city of Nicosia.
The property is situated approximately 2.0 km from Lythrodontas Village Centre, 5.0 km from Analiontas, 6.5 km from Pera Village, 10.0 km from Machairas Forest, 20.0 km from Nicosia City Centre and approximately 33.0 km from Larnaca International Airport.
Combining an exceptional land area, favourable protection-zone planning parameters, a ready Title Deed and an idyllic countryside setting, this property represents a rare opportunity for a low-density rural development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of protection-zone land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Other**
Height: **8**

Area

Plot Area: **9,031m²**